

168.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

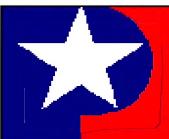
849,700 / 849,700

USE VALUE:

849,700 / 849,700

ASSESSED:

849,700 / 849,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
220		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LENZI SCOTT
Owner 2:	ROBICHAUD NICOLE
Owner 3:	

Street 1: 220 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHANNON TIMOTHY R -

Owner 2: CAMPBELL CAMILLA P -

Street 1: 220 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,624 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5624		Sq. Ft.	Site		0	70.	1.05	7									412,104						412,100	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										5624.000		437,600				412,100		849,700							
Total Card										0.129		437,600				412,100		849,700		Entered Lot Size					
Total Parcel										0.129		437,600				412,100		849,700		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		428.10		/Parcel: 428.1				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										168.0-0005-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	437,700	0	5,624.	412,100	849,800	849,800	Year End Roll	12/18/2019	
2019	101	FV	345,000	0	5,624.	412,100	757,100	757,100	Year End Roll	1/3/2019	
2018	101	FV	343,900	0	5,624.	347,300	691,200	691,200	Year End Roll	12/20/2017	
2017	101	FV	343,900	0	5,624.	317,900	661,800	661,800	Year End Roll	1/3/2017	
2016	101	FV	343,900	0	5,624.	270,800	614,700	614,700	Year End	1/4/2016	
2015	101	FV	282,900	0	5,624.	235,500	518,400	518,400	Year End Roll	12/11/2014	
2014	101	FV	265,300	0	5,624.	217,800	483,100	483,100	Year End Roll	12/16/2013	
2013	101	FV	265,300	0	5,624.	207,200	472,500	472,500		12/13/2012	

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
SHANNON TIMOTHY	54914-479		6/29/2010		475,000	No	No						
PETRUCCI EVA	44207-152		12/1/2004		455,000	No	No						
PETRUCCI/WAYNE	43949-238		10/22/2004	Family	99	No	No						
PETRUCCI EVA	33777-256		10/1/2001	Family		No	No	N					
	7832-433		1/1/1901										

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2013	1693	Addition	114,895	C		G9	GR FY09	kit addition on ex
8/16/2007	704	Manual	13,000	C		G7	GR FY07	remove plaster in
7/22/2005	648	Renovate	1,500					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.12911

Total SF/SM: 5624

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 412,104

Spl Credit

Total: 412,100

Database: AssessPro - FY2021

apro

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

2021

Total Card / Total Parcel

849,700 / 849,700

APPRAISED:

USE VALUE:

ASSESSED:

111248

GIS Ref

GIS Ref

Insp Date

07/21/18

USER DEFINED

Prior Id # 1: 111248

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

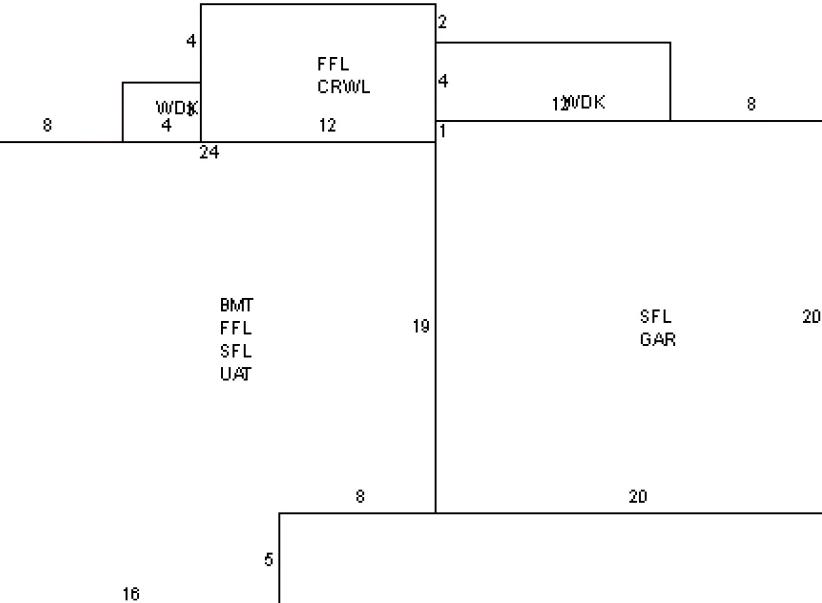
LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good			PDAS.												
Sty Ht: 2	- 2 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2	- Conc. Block			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good															
Prime Wall: 4	- Vinyl			A HBth:	Rating:															
Sec Wall: 16	- Stone Vene	10	%	OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:			Other												
Grade: C+ - Average (+)				CONDOS INFORMATION				Upper												
Year Blt: 1924	Eff Yr Blt: 2014			Location:				Lvl 2												
Alt LUC:	Alt %:			Total Units:				Lvl 1												
Jurisdct: G15	Fact: .			Floor:				Lower												
Const Mod:				% Own:				Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1								
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.4	%	Exterior:	No Unit	RMS	BRs	FL									
Prim Int Wall: 2	- Plaster			Functional:		%	Interior:	1	6	3	M									
Sec Int Wall:		%		Economic:		%	Additions:													
Partition: T - Typical				Special:		%	Kitchen:													
Prim Floors: 3	- Hardwood			Override:		%	Baths:													
Sec Floors:		%		Total:	0.4	%	Plumbing:													
Bsmnt Flr: 12	- Concrete						Electric:													
Subfloor:							Heating:													
Bsmnt Gar:							General:													
Electric: 3	- Typical																			
Insulation: 2	- Typical																			
Int vs Ext: S																				
Heat Fuel: 1	- Oil																			
Heat Type: 3	- Forced H/W																			
# Heat Sys: 1																				
% Heated: 100		% AC:																		
Solar HW: NO		Central Vac: NO																		
% Com Wall		% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 168.0-0005-0001.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1985	0.00	T	27.2	101								
More: N	Total Yard Items:					Total Special Features:								Total:						



RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level: FY LR DR D K FR RR BR FB HB L O

Other: WWDK 4

Upper: 24

Lvl 2: 12

Lvl 1: 19

Lower: 20

Totals: 24 19 20

BMT FFL SFL UAT

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	936	164.420	153,897	BMT	100	AFB	80 A		
FFL	First Floor	620	164.420	101,941						
BMT	Basement	536	78.920	42,302						
GAR	Garage	400	21.100	8,439						
UAT	Upper Attic	134	65.770	8,813						
CRWL	Crawl Space	84	24.660	2,072						
WDK	Deck	60	15.890	953						
	Net Sketched Area:	2,770	Total:	318,417						
Size Ad	1556	Gross Are	3172	FinArea	1985					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

